

Return to:  
 Kim and Bagwell, LLC  
 311 Green Street, Suite 409  
 Gainesville, GA 30501  
 #5120.01

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 NOTE: by ch

STATE OF GEORGIA,  
 COUNTY OF HALL

**LIMITED WARRANTY DEED**  
**Joint Tenancy With Rights of Survivorship**

This INDENTURE, made this 25<sup>th</sup> day of March, 2019, between **Michael D. Murberger and Kristy E. Murberger**, of the State of Georgia and County of Hall of the first part, and **Beenaben Pishunjay Patel and Pishunjay Patel**, as **Joint Tenants with the Right of Survivorship**, of the State of Georgia and County of Hall of the second part;

WITNESSETH:

**WITNESSETH:** That the said Party(ies) of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, not as tenants in common, but as joint tenants with full rights of survivorship, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

**All that tract or parcel of land lying and being in Land Lot 127 of the 9th Land District, Hall County, Georgia and being all of Lot 21, Riverwood Subdivision as shown and delineated on plat of survey prepared for Michael D. Murberger and Kristy E. Murberger by Chris M. Patton, Ga Reg. Surveyor dated October 16, 2015 and being more particularly described according to said survey as follows:**

**Begin at an iron pin found on the Westerly right of way of Riverwood Drive being the Southwesterly corner of Lot 20 and the Northeasterly corner of Lot 21 of Riverwood Subdivision; thence along said right of way South 39 degrees 08 minutes 17 seconds West 89.89 feet to an iron pin found; thence leaving said right of way North 59 degrees 35 minutes 00 seconds West 229.27 feet to a point; thence North 14 degrees 44 minutes 15 seconds East 84.99 feet to a point; thence North 60 degrees 26 minutes 50 seconds East 86.55 feet to an iron pin found; thence South 42 degrees 36 minutes 52 seconds East 232.68 feet to an iron pin found on the Westerly right of way of Riverwood Drive and the Point of beginning.**

**Subject Property Address: 2084 Riverwood Drive, Gainesville, GA 30501**

**Parcel ID: 09126 002020**

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever IN FEE SIMPLE.

AND THE SAID Grantor shall warrant and forever defend the right and title to said Property unto the Grantee against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.